



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

July 13, 2011

Mr. Doran Carrell, General Manager
Raging Waters
111 Raging Waters Drive
San Dimas, CA 91773

Dear Mr. Carrell:

**BONELLI RAGING WATERS
AGREEMENT NUMBER 43893**

The Planning and Development Agency of the County of Los Angeles, Department of Parks and Recreation (Department) has reviewed the documentation and preliminary conceptual drawings for the design of the Beachside Picnic Area Renovation, submitted on, April 12, 2011. Attached you will find Planning and Development's Feasibility Study and their recommendations.

In addition, the Department requires the approval of design, technical review and code compliance by, but not limited to, the following County Departments and Federal Agencies:

- Department of Parks and Recreation Planning and Development Agency
- Department of Regional Planning
- Department of Public Works, Building and Safety Division
- Department of Public Works, Water Resources Division
- Department of Parks and Recreation Regional Services Agency
- Department of Parks and Recreation Contracts, Golf & Special Districts Division

Therefore, the Beachside Picnic Renovation is approved contingent on incorporating the comments provided by the Department. Should you have any questions or need any additional information regarding this matter please contact Kathy Aviña at (626) 821-4609.

Sincerely,

Kandy E. Hays, Chief
Contracts, Golf, and
Special Districts Divisions

KEH:SS:IS:KA:rc

Attachment

c: Parks and Recreation (H. Sohm, R. Williams, D. Campbell, J. Smith, C. Spisak)
File (2)

PLANNING & DEVELOPMENT

Tracking Routing Checklist for

Frank G. Bonelli Regional Park - Raging Waters Beachside Picnic Area Renovation

Feasibility Study

Prepared by: Chris Spisak

Cleared By	Signature	Date	Comments	Date Returned to Nam
<input checked="" type="checkbox"/> Nam Hoang	<u>[Signature]</u>	<u>7/6/11</u>	<u>None</u>	<u>7/6/11</u>
<input checked="" type="checkbox"/> Chris Spisak	<u>[Signature]</u>	<u>7/6/11</u>	<u>None</u>	<u>7/6/11</u>
<input checked="" type="checkbox"/> Faith Parducho	<u>[Signature]</u>	<u>7/7/11</u>	<u>No known great restrictions at this time for 2011</u>	<u>7/7/11</u>
<input checked="" type="checkbox"/> Lee Barocas	<u>[Signature]</u>	<u>7/7/11</u>	<u>None</u>	<u>7/7/11</u>
<input checked="" type="checkbox"/> Andy Lopez	<u>[Signature]</u>	<u>7-12-11</u>	<u>None</u>	<u>7-12-11</u>
<input checked="" type="checkbox"/> Bertha Ruiz-Hoffmann	<u>[Signature]</u>	<u>7-12-11</u>	<u>at Frank's direction</u>	<u>7-12-11</u>
<input checked="" type="checkbox"/> Frank Moreno	<u>[Signature]</u>	<u>7-12-11</u>	<u>Building is being prepared</u>	<u>7-12-11</u>
<input checked="" type="checkbox"/> Joan Rupert	<u>[Signature]</u>	<u>7-12-11</u>	<u>None</u>	<u>7-12-11</u>
<input checked="" type="checkbox"/> James Barber	<u>[Signature]</u>	<u>7-12-11</u>	<u>None</u>	<u>7-12-11</u>
<input checked="" type="checkbox"/> Eany Hensley	<u>[Signature]</u>	<u>7-12-11</u>	<u>None</u>	<u>7-12-11</u>
<input checked="" type="checkbox"/> Susan Pearson	<u>[Signature]</u>	<u>7-12-11</u>	<u>None</u>	<u>7-12-11</u>
<input checked="" type="checkbox"/> Blake Warner	<u>[Signature]</u>	<u>7-12-11</u>	<u>None</u>	<u>7-12-11</u>
<input checked="" type="checkbox"/> Jim Smith	<u>[Signature]</u>	<u>7-12-11</u>	<u>None</u>	<u>7-12-11</u>
<input checked="" type="checkbox"/> Norma Garcia	<u>[Signature]</u>	<u>7-12-11</u>	<u>None</u>	<u>7-12-11</u>

Comments

Thanks for the input



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
Planning & Development Agency



FEASIBILITY STUDY

June 23, 2011

Frank G. Bonelli Regional Park
Raging Waters Beachside Picnic Area Renovation

A. Project Information

Supervisory District: 5th Supervisory District

Agency: Regional Facilities Agency

Project Title: Raging Waters Beachside Picnic Area Renovation (Project 6 from letter dated 2/1/2011)

Park: Frank G. Bonelli Regional Park

Park Location: 120 Via Verde Park Road, San Dimas, CA

Park Classification: 1,797 Acres; Regional Park with a service radius over 25 miles.

Study Manager: Chris Spisak

Project Scope: New food service building to serve the Beachside Picnic Area.

Project Funding: Raging Waters, San Dimas

B. Site Analysis

Existing Park Amenities: Equestrian Center; Hiking and Biking Trails; Picnic Facilities; Children's Play Equipment; Puddingstone Lake supporting swimming, fishing, and boating; Recreational Vehicle Park; Golf Course; Hot Tubs facility; and Raging Waters Theme Park.

Neighborhood/Regional Context: The Park is surrounded by residential uses to the north, west, and south. To the east is Mountain Meadows County Golf Course and Brackett Field, a public airport operated by the County of Los

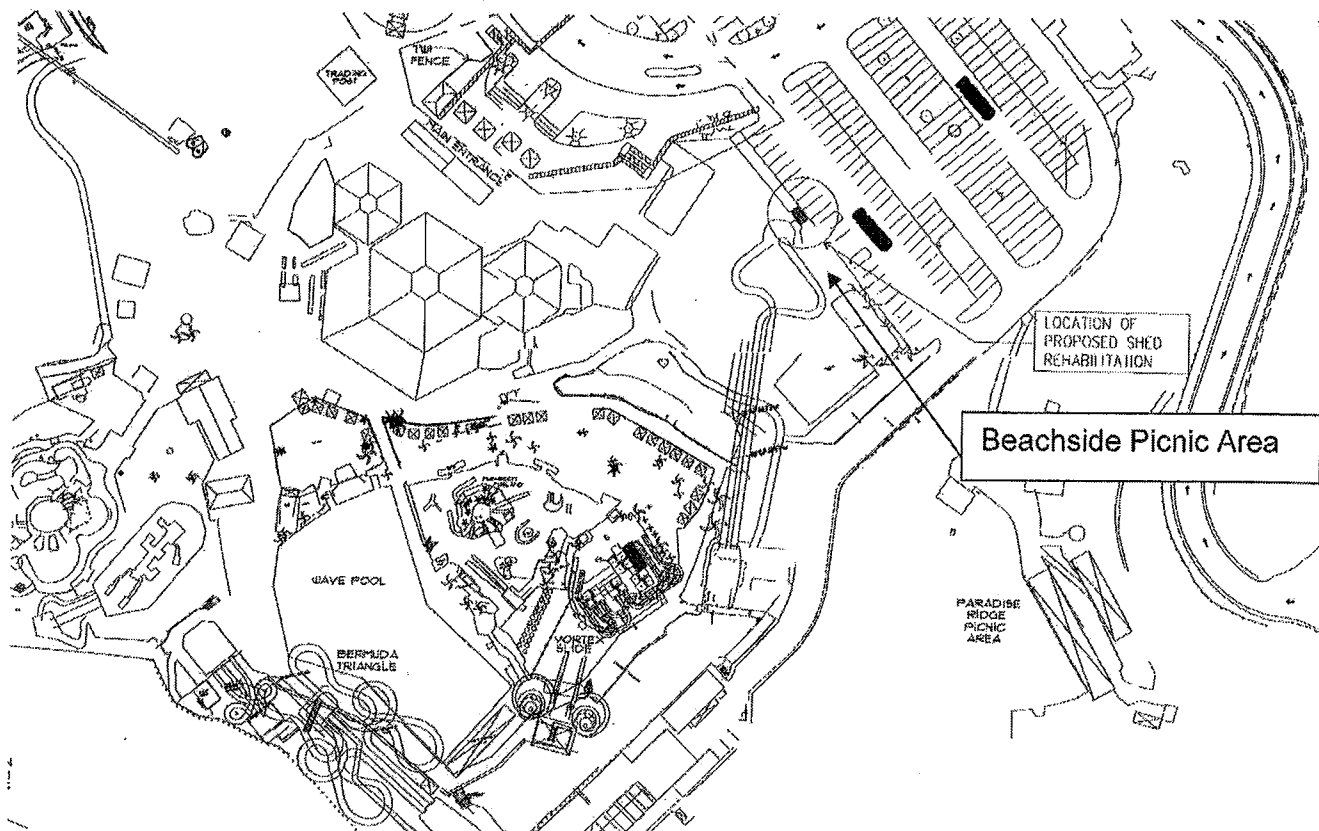


COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
Planning & Development Agency



Angeles. Also bounding the park is the 57 Freeway directly to the west and the 10 Freeway to the south.

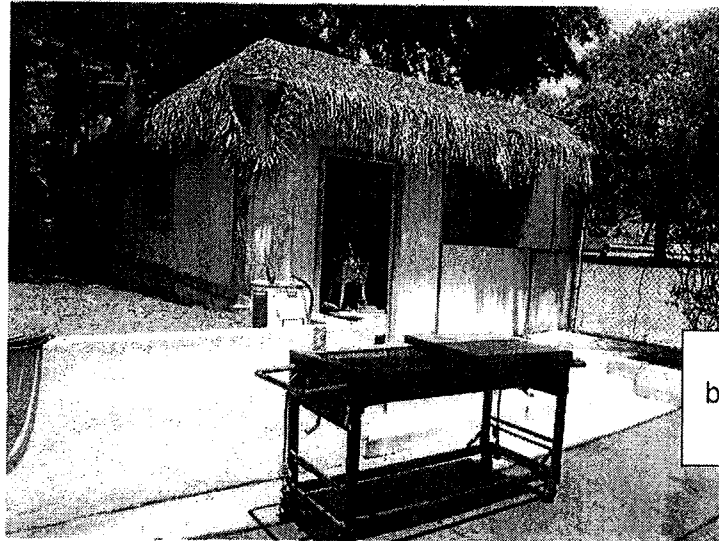
Existing Site Conditions: The work is to take place entirely within the Raging Waters water theme park, which is Concessionaire operated. The Beachside Picnic Area is located adjacent to the main parking lot, just to the southwest. It has a covered area containing multiple picnic tables, and a "shack-style" food service building, which is in disrepair, and to be totally removed. A new food service building has been designed to replace it.



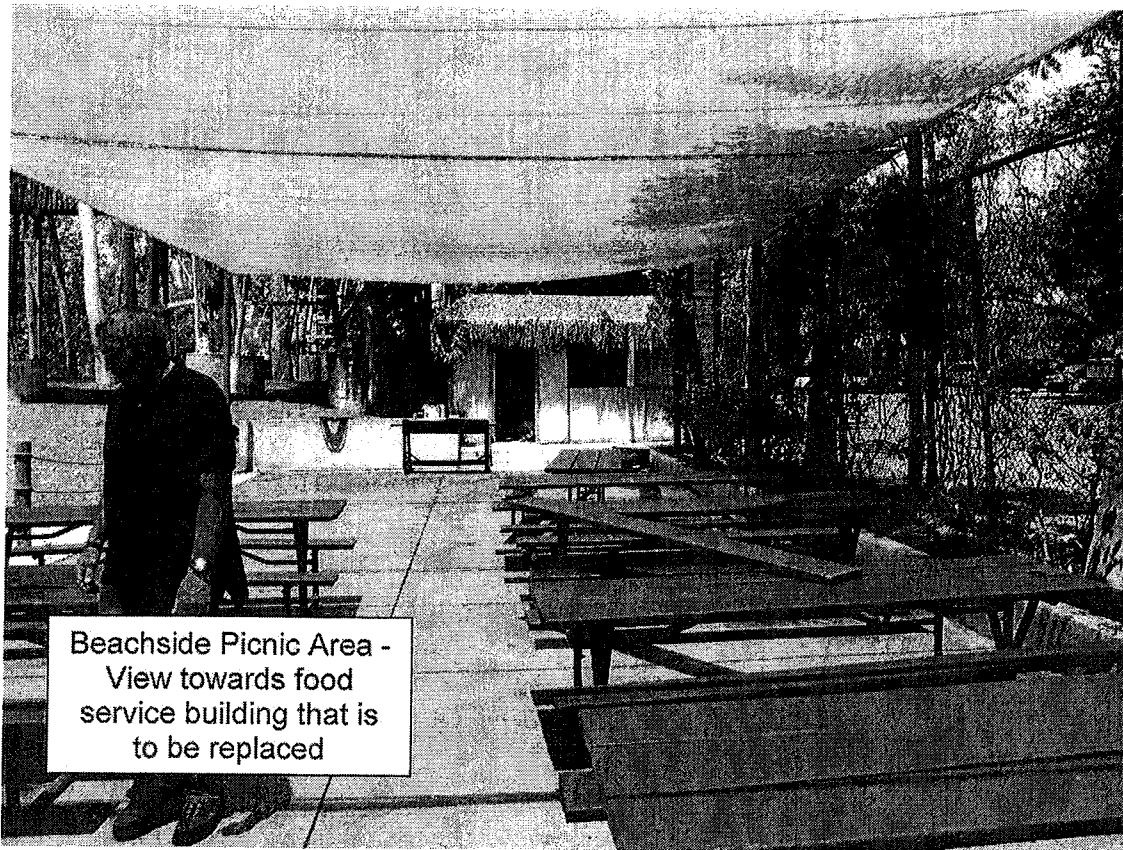
Partial Site Plan – Raging Waters
water theme park



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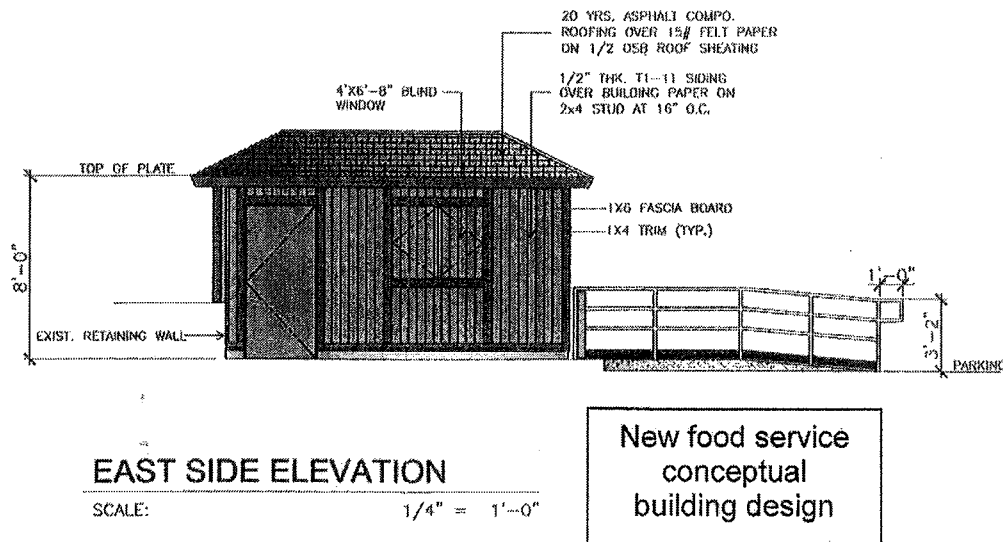
Food service
building that is to
be replaced



Beachside Picnic Area -
View towards food
service building that is
to be replaced



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C. Site Constraints

Grant Restrictions:

- There are no grant restrictions for this park that would prohibit any of the proposed elements described in this study from being implemented.

Land-Use Constraints:

- Easement(s): No issues
- Right-of Way(s): No issues
- Licenses or Agreement(s): No issues
- Other Land Related Encumbrance(s): No issues

Environmental Constraints or Restrictions:

- Short-term Impact/Construction Impact: No issues
- Air Quality: No issues
- Noise: No issues

Operational Impacts

- Aesthetics: The proposed project will not create any negative aesthetic impacts.
- Biological: No issues
- Water: No issues
- Historical: No issues



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Design and Constructability Constraints:

- The Concessionaire has provided preliminary conceptual drawings for the design of the new food service building with this project initiation submittal.
- The Concessionaire shall provide construction documents, including a registered structural engineer's design and calculations, in order to meet the requirements of plan approval by the Department of Public Works, Building and Safety Division.
- The Concessionaire is to provide civil engineering drawings of the proposed building location and address all accessibility requirements of the Americans with Disabilities Act of 1990 (ADA), with local amendments.

D. Site Opportunities

"Aesthetic" or Special Site Features / Benefits: The replacement of a dilapidated, non-functioning building with one of a new design will provide the return of food service to the Beachside Picnic Area.

"Compelling" Public Benefit(s): Patrons will benefit from having local food service at the picnic area.

Neighborhood and/or Regional Connectivity Potential: None

Possibilities for Implementing "Green Technology": None

Collaboration Partnerships: None

E. Conclusions

Determinations: The replacement of the existing, and construction of a new food service building at this picnic area will benefit the Raging Waters patrons using the Beachside Picnic Area. **Staff finds this project to be feasible for construction.**

Recommendations: Drawings detailing building location, structural design, grading design, all plumbing connections, and accessibility to be prepared by licensed designers. Approval of design documents will require review by the Planning and Development Agency. Construction document approval for design, technical review, and code compliance will be required by, but not limited to the following County and Federal agencies:



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

July 11, 2011

Mr. Doran Carrell, General Manager
Raging Waters
111 Raging Waters Drive
San Dimas, CA 91773

Dear Mr. Carrell:

**BONELLI RAGING WATERS
AGREEMENT NUMBER 43893**

The Planning and Development Agency of the County of Los Angeles, Department of Parks and Recreation (Department) has reviewed the documentation and preliminary conceptual drawings for the four (4) Premium Cabanas submitted on April 13, 2011. Attached you will find Planning and Development's Feasibility Study and their recommendations.

In addition, the Department requires the approval of design, technical review and code compliance by, but not limited to, the following County Departments and Federal Agencies:

- Department of Parks and Recreation Planning and Development Agency
- Department of Regional Planning
- Department of Public Works, Building and Safety Division
- Department of Public Works, Water Resources Division
- Department of Parks and Recreation Services Agency
- Department of Parks and Recreation Contracts, Golf & Special Districts Division

Should you have any questions or need any additional information regarding this matter please contact Kathy Avina at (626) 821-4609.

Sincerely,

Kandy E. Hays, Chief
Contracts, Golf, and
Special Districts Division

KEH:SS:IS:KA:rc

Attachment

c: Parks and Recreation (H. Sohm, R. Williams, D. Campbell, J. Smith, C. Spisak)
File (2)

Contracts, Golf & Special Districts • 301 N. Baldwin Ave. • Arcadia, CA 91007-2697 • (626) 821-4600

PLANNING & DEVELOPMENT
 Tracking Routing Checklist for
 Frank G. Bonelli Regional Park – Raging Waters
 Premium Cabanas
 Feasibility Study
 Prepared by: Chris Spisak

<u>Cleared By</u>	<u>Signature</u>	<u>Date</u>	<u>Comments</u>	<u>Date Returned to Nam</u>
<input checked="" type="checkbox"/> Nam Hoang	<u>Nam</u>	<u>6/24/11</u>		
<input checked="" type="checkbox"/> Chris Spisak	<u>Chris</u>	<u>6/23</u>	<u>NONE</u>	<u>6/23/11</u>
<input checked="" type="checkbox"/> Faith Parducho	<u>Faith</u>	<u>6/23/11</u>	<u>No personal copies of Nam Title</u>	<u>6/23/11</u>
<input checked="" type="checkbox"/> Lee Barocas	<u>LB</u>	<u>6/29/11</u>	<u>NONE</u>	<u>6/29/11</u>
<input checked="" type="checkbox"/> Bertha Ruiz-Hoffmann	<u>Bertha</u>	<u>6/30/11</u>	<u>NONE</u>	<u>6/30/11</u>
<input checked="" type="checkbox"/> Frank Moreno	<u>FR</u>	<u>6/29/11</u>		<u>6/29/11</u>
<input checked="" type="checkbox"/> Joan Rupert	<u>JR</u>	<u>6/30/11</u>		<u>6/30/11</u>
<input checked="" type="checkbox"/> James Barber	<u>JB</u>	<u>6/29/11</u>	<u>NONE</u>	<u>6/29/11</u>
<input type="checkbox"/> Larry Hensley				
<input checked="" type="checkbox"/> Susan Pearson	<u>SP</u>	<u>7/6/11</u>	<u>performing prizes</u>	<u>7/6/11</u>
<input checked="" type="checkbox"/> Blake Warner	<u>Blake Warner</u>			
<input type="checkbox"/> Jim Smith	<u>Jim Smith</u>	<u>7.6.11</u>	<u>PRC DEMO 2 max.</u>	<u>7.6.11</u>
<input checked="" type="checkbox"/> Norma Garcia	<u>Norma Garcia</u>	<u>7.6.11</u>	<u>PRC WHICH IS NOTED</u>	

Comments



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
Planning & Development Agency



FEASIBILITY STUDY

June 29, 2011

Frank G. Bonelli Regional Park
Raging Waters Premium Cabanas

A. Project Information

Supervisory District: 5th Supervisory District

Agency: Regional Facilities Agency

Project Title: Raging Waters Premium Cabanas (April 12, 2011 addition to letter dated February 1, 2011).

Park: Frank G. Bonelli Regional Park

Park Location: 120 Via Verde Park Road, San Dimas, CA

Park Classification: 1,797 Acres; Regional Park with a service radius over 25 miles.

Study Manager: Chris Spisak

Project Scope: Build four (4) premium cabana units adjacent to existing units. These will provide semi-private areas with shade for park guests.

Project Funding: Raging Waters, San Dimas

B. Site Analysis

Existing Park Amenities: Equestrian Center; Hiking and Biking Trails; Picnic Facilities; Children's Play Equipment; Puddingstone Lake supporting swimming, fishing, and boating; Recreational Vehicle Park; Golf Course; Hot Tubs facility; and Raging Waters Theme Park.

Neighborhood/Regional Context: The Park is surrounded by residential uses to the north, west, and south. To the east is Mountain Meadows County Golf Course and Brackett Field, a public airport operated by the County of Los

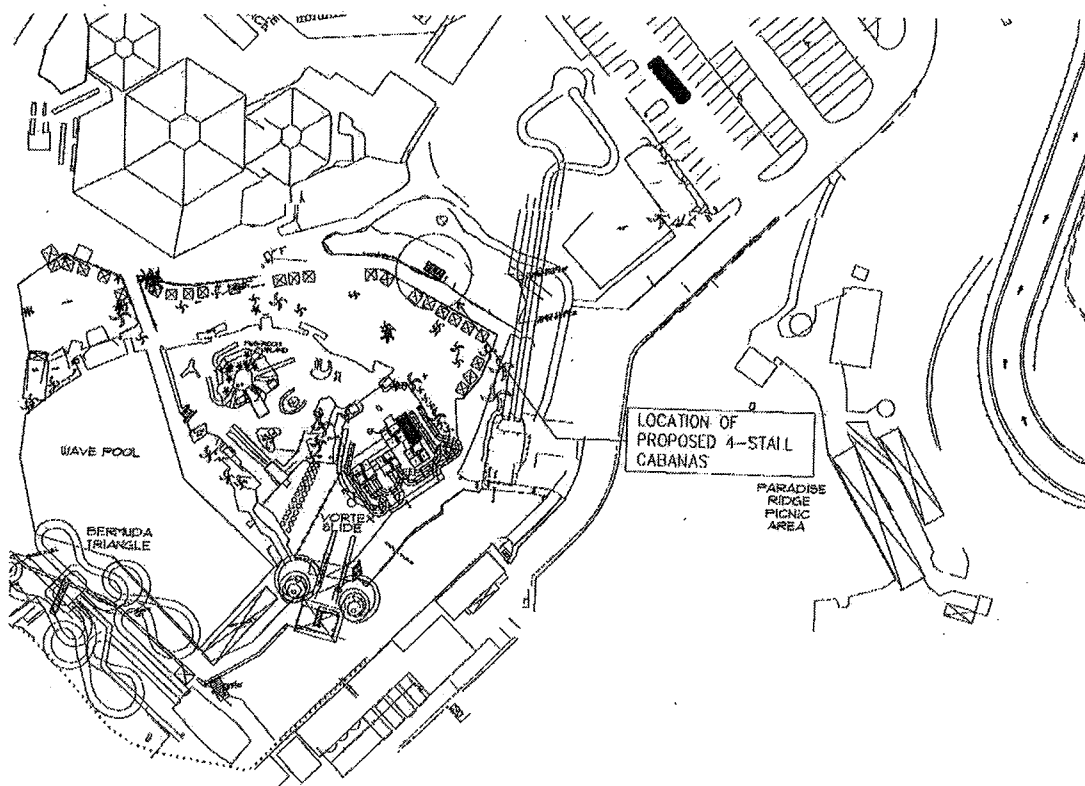


COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
Planning & Development Agency



Angeles. Also bounding the park is the 57 Freeway directly to the west and the 10 Freeway to the south.

Existing Site Conditions: The work is to take place entirely within the Raging Waters water theme park, which is Concessionaire operated. The Premium Cabanas will be located adjacent to existing cabanas on a paved existing patio area.



Partial Site Plan – Raging Waters water theme park